



## NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7<sup>th</sup> Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

**Planning Case #:** Design Study 24025

**Owner Name:** SMITH STEPHEN & ROWLAND TERESA

**Case Planner:** Alec Barton, Contract Planner

**Date Posted:** \_\_\_\_\_

**Date Approved:**

**Project Location:** 4910 Monterey St

**APN #:** 010011006000      **BLOCK/LOT:** 19/ALL LOT 13

**Applicant:** Sandy Freeman

**Project Description:** Install new driveway with driveway leg connecting to residence front porch entry. All material to be sand-laid Cal Stone permeable quarry pavers.

**Can this project be appealed to the Coastal Commission?** Yes ☐ No ☒

*Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.*

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	<b>Authorization.</b> This approval of Design Study application DS 24025 (RowlandSmith) finds the subject application consistent with the findings and requirements of CMC 17.10.030, and authorizes the installation of sand set driveway pavers over an existing decomposed granite driveway and portions of a stone walkway at 4910 Monterey Street in the Single-Family Residential (R-1) zoning district, as depicted on plans marked approved by the Planning Division on March 5, 2024.
2.	<b>Codes and Ordinances.</b> The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning and Building Department, the Planning Commission, and/or Historic Resources Board, as appropriate.
3.	<b>Permit Validity.</b> In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	<b>Modifications.</b> The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to final inspection.
5.	<b>Water Use.</b> Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
6.	<b>Tree Removal.</b> Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.
7.	<p><b>Tree Protection Measures.</b> Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.</p> <ul style="list-style-type: none"> <li>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.</li> <li>• Excavation within 6 feet of a tree trunk is not permitted.</li> <li>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.</li> <li>• Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.</li> <li>• Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.</li> </ul>

	<ul style="list-style-type: none"> <li>• The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.</li> <li>• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.</li> </ul> <p>If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.</p>
8.	<p><b>Indemnification.</b> The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.</p>
9.	<p><b>USA North 811.</b> Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)</p>
10.	<p><b>Conditions of Approval.</b> These Conditions of Approval shall be signed and returned to the Planning and Building Department</p>
<b>Special Conditions</b>	
11.	<p><b>Notice of Authorized Work.</b> No building permit is required for the application; however, the applicant shall obtain a Notice of Authorized Work form after the 10-day posting period and prior to commencing work.</p>

Acknowledgment and acceptance of conditions of approval:

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date



**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

Permit #: DS 24025 (RowlandSmith)  
Date Approved: March 5, 2024  
Planner: A. Barton



Track 1 Design Study Submittal  
New Driveway Installation for Residence at 4910 Monterey Street, Carmel by the Sea  
APN No. 010 011 006 000



**SUNFLOWER**  
GARDENSCAPES



## Application for Permanent Encroachment and Driveway Permit

Permit #: DS 24025 (RowlandSmith)

Date Approved: March 5, 2024

Planner: A. Barton

Project Address: 4910 Monterey Street, Carmel by the Sea

APN: 010 011 006 000

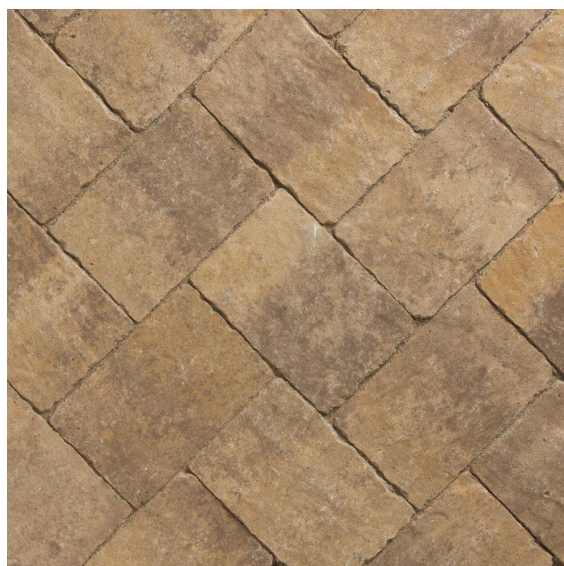
Owner: Teresa Rowland and Stephen Smith

Date 1.22.2024 Submitted by Sunflower Gardenscapes, Sandy Freeman owner, 415 717 9241

### Contents:

- Executive Summary, topographic survey by Lucido Surveyors
- Site plan: Proposed new driveway and driveway extension for pedestrian access to home entry. Includes home and garage sited on lot, boundaries, existing improvements in parking easement.
- Photo support for driveway installation
- Examples of recent driveway design and construction by designer and contractor

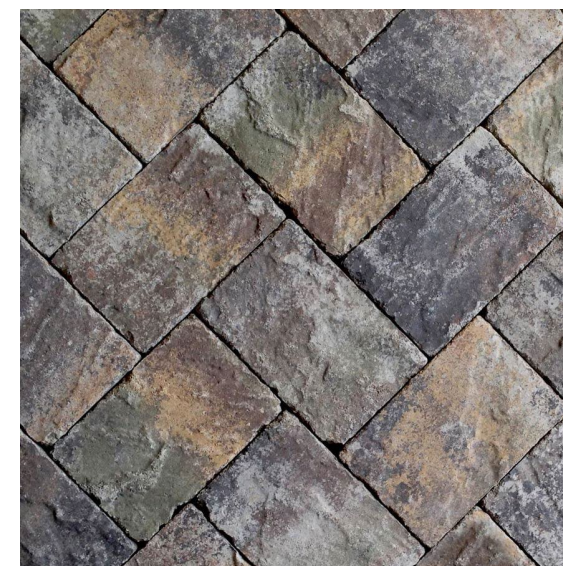
Materials: New driveway and driveway extension to front porch entry will be composed of Cal Stone Permeable Quarry, laid in sand, meeting City of Carmel requirements for permeable paving. Color choices are illustrated below.



Calstone Permeable Quarry—Cameron Cream



Calstone Permeable Quarry—Rustic Yellowstone

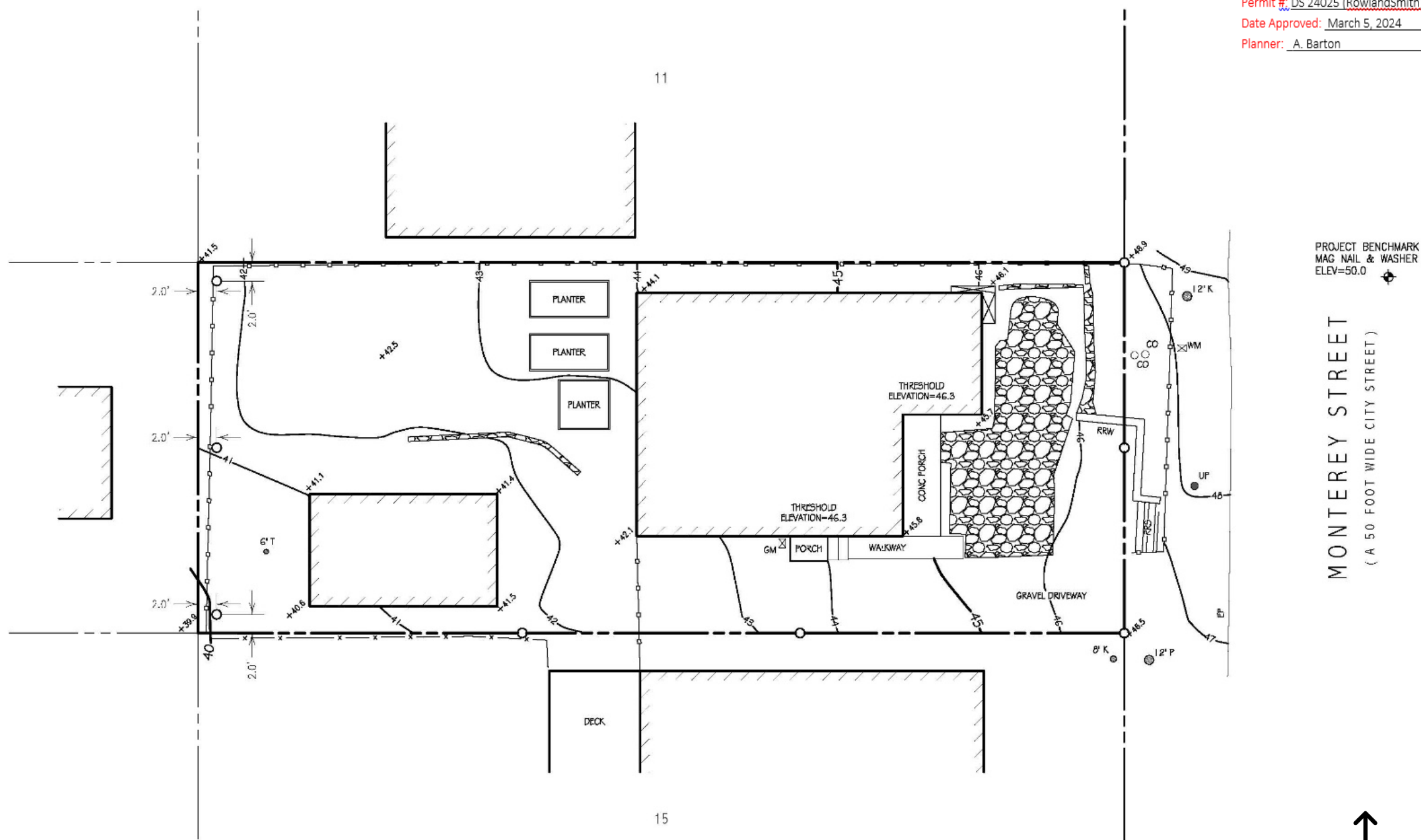


Calstone Permeable Quarry—Sequoia Sandstone

Permit #: DS 24025 (RowlandSmith)

Date Approved: March 5, 2024

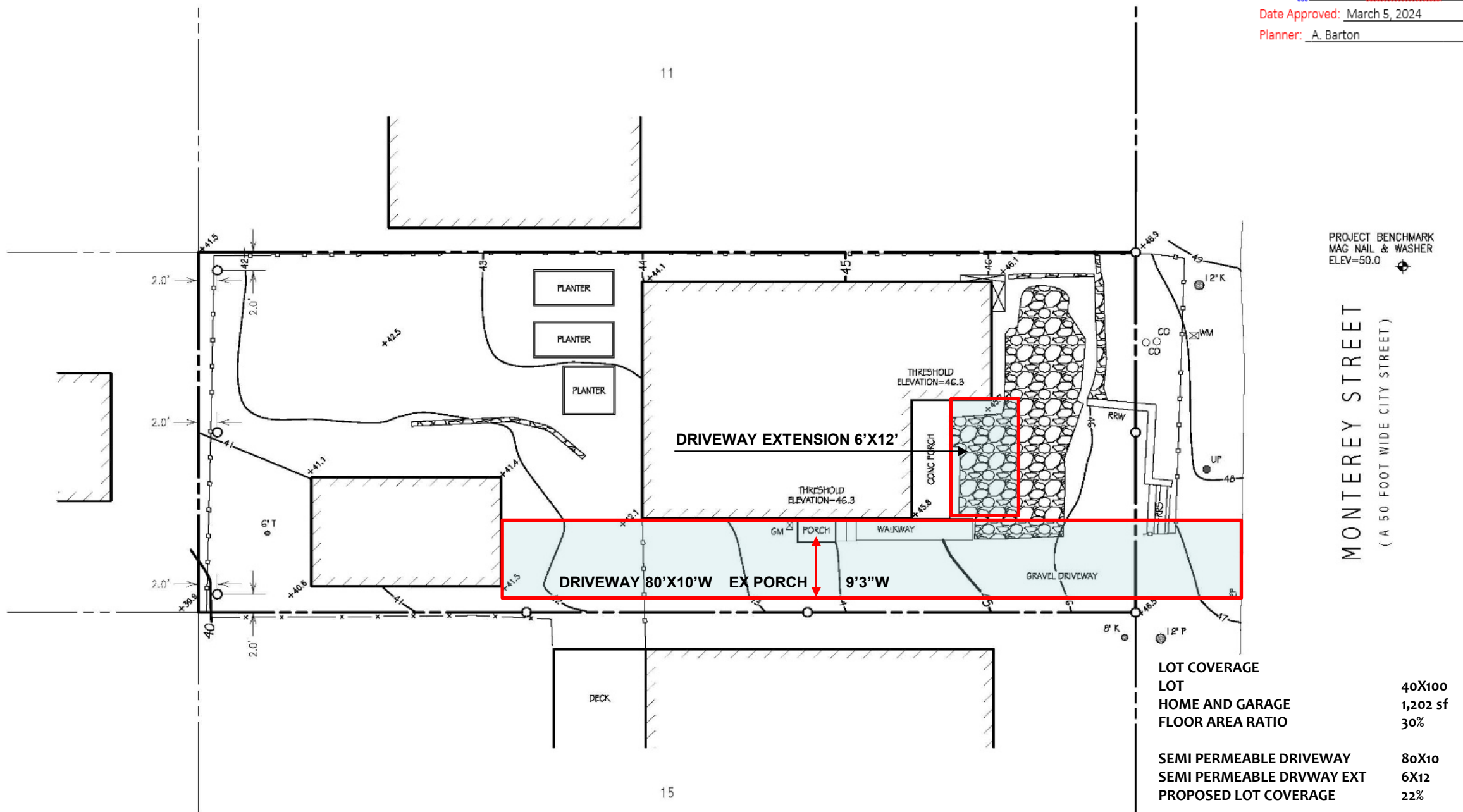
Planner: A. Barton



Executive Summary, topographic survey by Lucido Surveyors  
dated February 2022



Permit #: DS 24025 (RowlandSmith)  
Date Approved: March 5, 2024  
Planner: A. Barton



SITE PLAN: Proposed new driveway and driveway extension,  
for residence at 4910 Monterey Street, Carmel by the Sea





## Photo support for driveway installation

Top left: east to west driveway layout 10'w x 80'l

Top middle: south to north driveway extension becomes entry landing 6'w x 12'l

Top right: view from street showing utility pole and parking easement

**CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED**

Permit #: DS 24025 (RowlandSmith)

Date Approved: March 5, 2024

Planner: A. Barton







Examples of recent driveway design and construction in Carmel by the Sea by Sunflower Gardenscapes—City of Carmel lic No. 2599, and J Luna Construction—Cal lic #530582

Top left:	5012 Monterey Street	3/2021
Top Middle:	NW 7 <sup>th</sup> and Camino Real	3/2023
Top right:	5002 Monterey Street	1/2024 in progress

CARMEL-BY-THE-SEA  
PLANNING DEPARTMENT  
APPROVED

Permit #: DS 24025 (RowlandSmith)  
Date Approved: March 5, 2024  
Planner: A. Barton

